

The background of the entire page is a close-up, high-contrast photograph of an oak leaf. The leaf's veins are clearly visible, creating a complex, organic pattern. The color is a muted, dark teal or forest green. A dark, solid rectangular block is positioned in the upper center, serving as a backdrop for the title text.

Oakleaf

3-Storey Townhouse

16
SIERRA
@ Puchong South

EXPERIENCE
PEACE OF MIND
LIVING IN A
GATED & GUARDED
COMMUNITY





Where Luxury Meets
Spacious Living
in Every Corner

26'x75'
3-Storey Townhouse

**Artist's Impression*

ENCHANTED LIVING SURROUNDED BY FAMILY GARDEN & LINEAR GARDENS

Immerse yourself in a living space that seamlessly integrates spacious interiors, flourishing gardens and unparalleled convenience within the confines of this exclusive community.





PARTIALLY FURNISHED



EV charging
point ready



Dedicated
parcel box



Kitchen cabinet
with hood &
hob provided



Instant water
heater & water
booster pump



Digital lockset
& home alarm
system



2 parking
bays



MASTER PLAN



272 UNITS TAILORED FOR MULTI- GENERATIONAL LIVING

Crafted for families to live together harmoniously while providing the assurance of individual sanctuaries under one roof.





*Artist's Impression

FLOOR PLAN

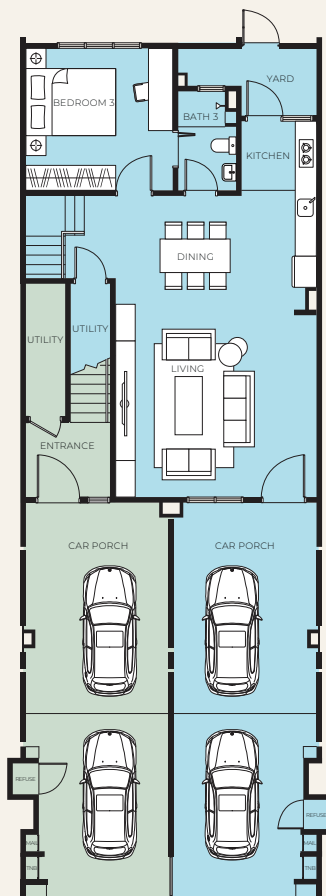
Type B1

Lot size: 26' x 75'

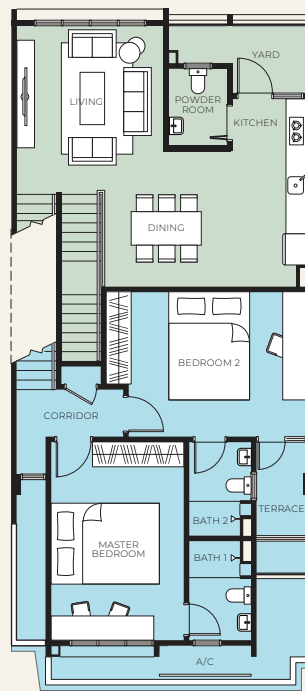
Total area from

2,110 sq. ft. (Lower)
3 Bedrooms
3 Bathrooms

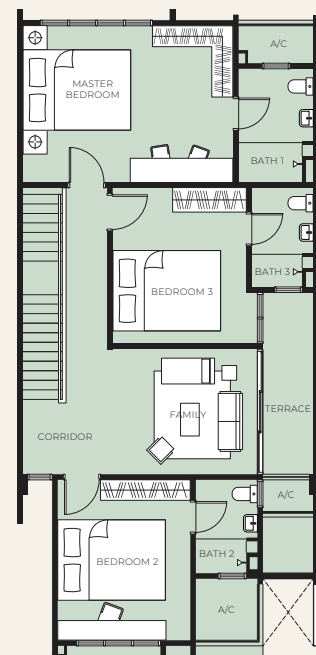
2,497 sq. ft. (Upper)
3 Bedrooms
3+1 Bathrooms



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Disclaimer: All renderings, illustrations, photographs, show units, landscape amenities or accessories are shown for illustrative purposes only and do not represent the actual design, physical or structural details of the building. Plans, specifications, materials and other information contained herein are intended to give a general indication of the proposed design only and are subject to change and/or amendments as may be required by the developer/vendor or as directed by the relevant authorities or consultants. All areas and measurements are approximate only and subject to final survey. All features, fixtures, fittings, goods, accessories and furniture reflected or displayed in the show units are strictly for display purposes only and are not part of the final amenities and finishes. Any models of furniture or electrical appliances provided are up to the developer/vendor's discretion and do not form part of any contract or warranty. While every reasonable care has been taken in preparing this website/publication/banner/poster and in constructing the scale models and sales gallery/show unit, the developer/vendor and its related companies, representatives, consultants and agents accept no responsibility for any inaccuracies or omissions. The sale and purchase agreement embodies all the terms and conditions between the developer/vendor and the purchasers.

A SERENE LOCATION WITH GREAT ACCESSIBILITY AND AMENITIES



MRT

- 16 Sierra MRT Station

HIGHWAY

- SKVE
- LDP
- MEX

F&B

- The Coffee Bean & Tea Leaf
- A&W
- Burger King
- Subway
- and many more

GROCERY

- Village Grocer
- Pasar Borong Selangor
- NSK
- Giant
- AEON

CONVENIENCE STORE

- 99 Speedmart
- 7-Eleven
- CU Mart

FITNESS

- Anytime Fitness (24 Hours)

MALL

- IOI City Mall
(Largest Mall in Malaysia)

RECREATION

- 7.2 - Acre Central Park
(with pet-friendly park)
- Community Garden
- Amigo Clubhouse
- The Tribe Glamping
- Pedestrian Covered Walkway
- Cycling Lane
- Farm In The City
- Taman Saujana Hijau Putrajaya
- Putrajaya Wetlands

EDUCATION

- Rafflesia Int'l School
- Taylor's Int'l School
- Alice Smith Int'l School
- SJK(C) Han Ming
- Lim Kok Wing University
- Multimedia University (MMU)
- Atlantis Swimming Academy
- Quintus Music Academy
- Sunnybank Hills Special
Needs School

HEALTHCARE

- Hospital Putrajaya
- Hospital Serdang
- Hospital Cyberjaya
- Klinik Mediviron
- Health Lane Family Pharmacy

A Township Development by



IOI PROPERTIES
Trusted.

Developer

LUSH DEVELOPMENT SDN BHD (199501019432(348635-D))
(A Subsidiary Company of IOI Properties Group Berhad)
IOI CITY TOWER 2, LEBUH IRC, IOI RESORT CITY,
62502 PUTRAJAYA, MALAYSIA.

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Scan For More Info

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SIERRA 5B • Type of Property: 3-Storey Townhouse • Developer License No.: 11100/02-2028/0384(R) • Validity Period: 28/02/2023 – 27/02/2028 • Advertising Sales and Permit No.: 11100-14/04-2027/0318(N)-(S) • Validity Period: 17/04/2024 – 16/04/2027 • Authority Approving Building Plan: Majlis Perbandaran Sepang • Building Plan No: MPSepang 600-34/1/178(12) • Expected Date of Completion: April 2027 • Land Tenure: Leasehold 99 years (Expiring On: 29/01/2123) • Land Encumbrances: NIL • Total units: 272 units • Price: RM1,041,000 (Min) – RM1,211,000 (Max) • 7% discount for Bumiputera • All information contained herein including the measurements and illustrations are subject to the amendments without notification as may be required by the authorities or the developer's consultants and are not intended to form and cannot form part of an offer or contract. All measurements are approximate. All illustrations are artist's impression only. THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT